


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

CHARTER AVENUE,
CANLEY, COVENTRY, CV4 8EB

£499,950

CHARTER AVENUE



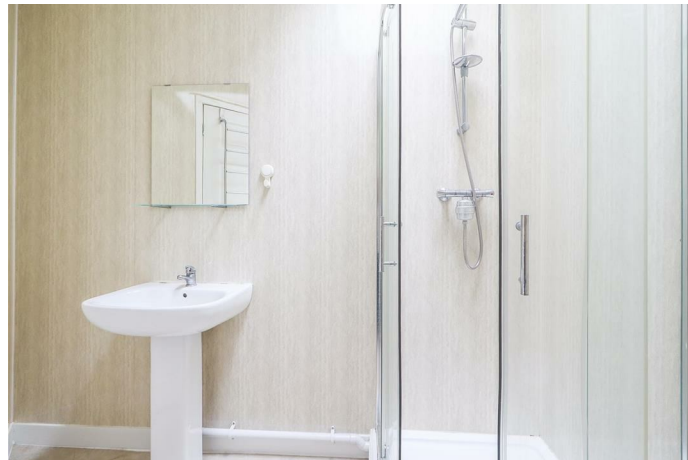
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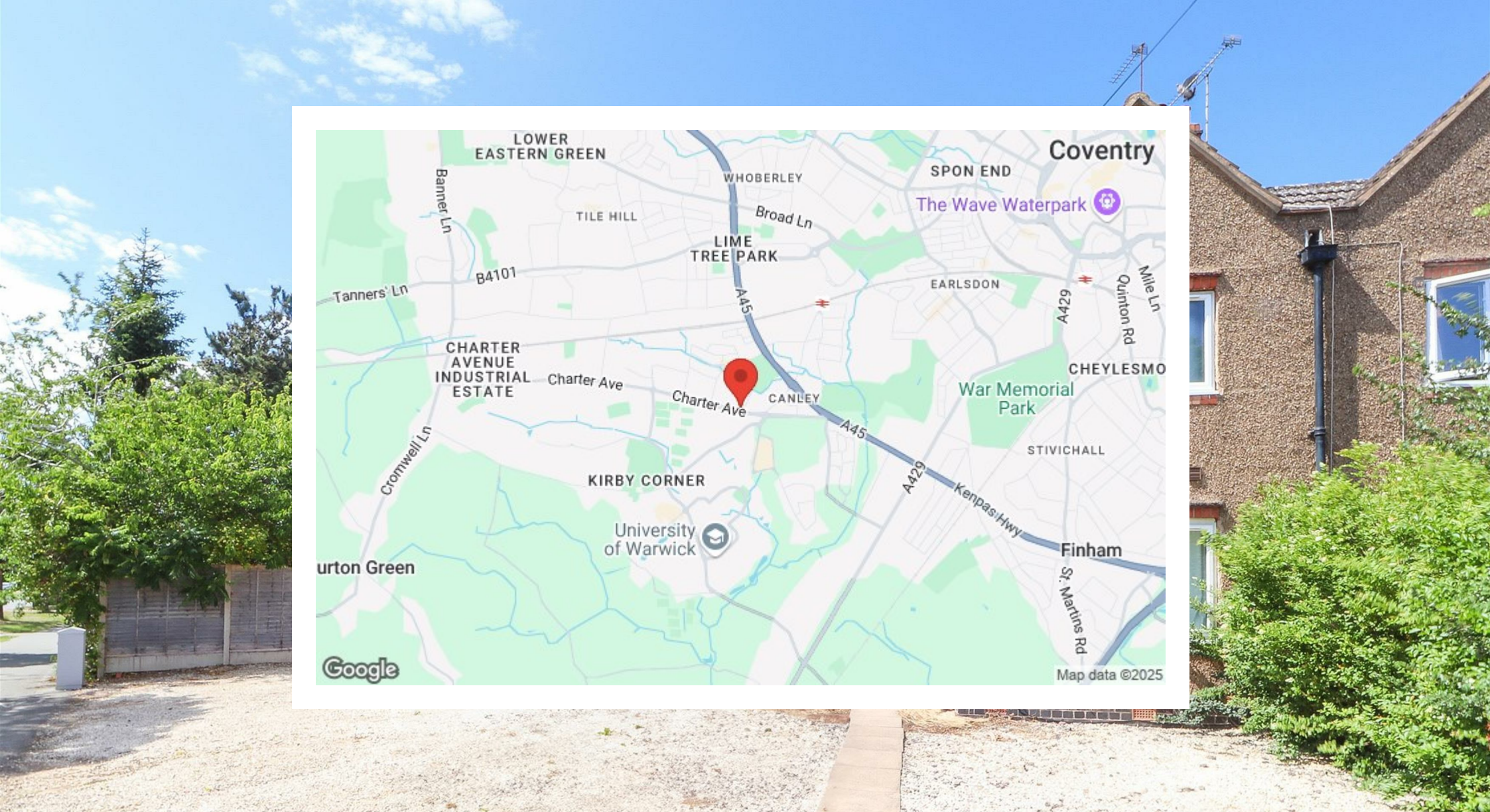
We are delighted to bring to market this exceptional 8 bedroom HMO property, each bedroom benefiting from its own private en suite. Situated in a sought after location near Warwick University, this impressive investment opportunity features a spacious layout throughout and a large driveway offering ample off road parking. The property is ideally suited to students or professional tenants, making it a high yielding and desirable addition to any portfolio.

Located in CV4 8EB, the property is just a short distance from Warwick University, making it highly attractive for student accommodation. Local shops, supermarkets and a variety of restaurants and cafes are within easy reach. Excellent transport links include regular bus services to the university and Coventry city

centre, as well as convenient access to the A45 and A46 for commuters. Canley Railway Station is also nearby, providing direct routes into Birmingham and London.

The area is served by well regarded schools and a range of recreational facilities including parks, sports clubs and libraries. With strong rental demand in this popular location, this fully licenced HMO property represents a rare and valuable opportunity for savvy investors. Viewings are highly recommended to fully appreciate the scale and potential of this fantastic home.





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